

DUNDAS & OCHTERLONEY

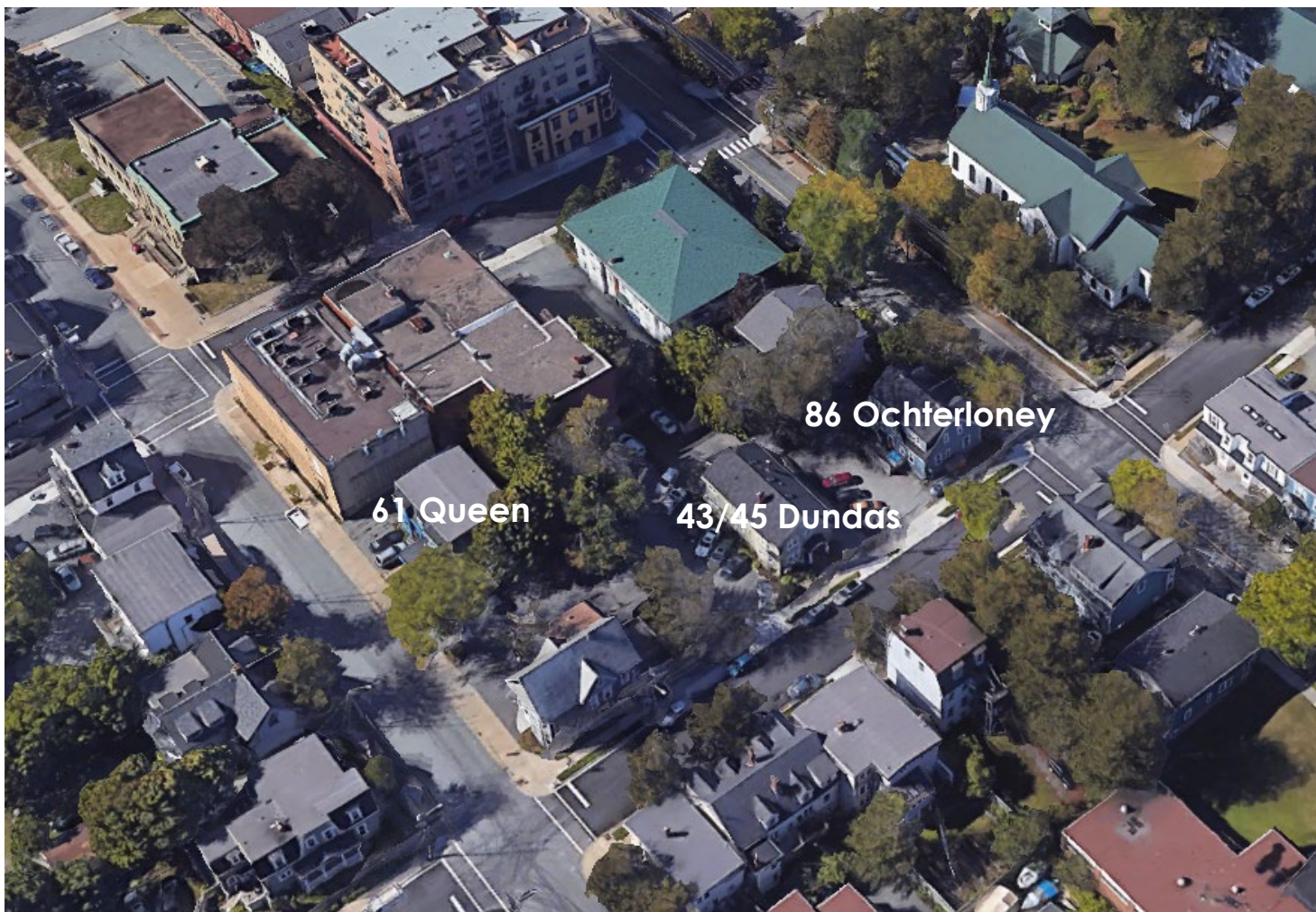
Heritage Development Agreement
PLANAPP-2023-00991



September 4, 2025
Public Hearing
Harbour East-Marine Drive Community Council

SIDEWALK





EXISTING

- **Existing zoning:** DD
- **Lot area:** 1,170 sqm
- **Registered heritage property:** 86 Ochterloney
- Property proposed to be registered: 61 Queen

PROPOSED DEVELOPMENT

- **FAR:** ± 7.7
- **GFA:** $\pm 9,195$ sqm
- **Units:** ± 121
- **Commercial space:** ± 130 sqm
- **Parking:** ± 29 spaces
- **Height:** 15 storeys



SUPPORTING ANALYSIS

Wind Impact Assessment:

- Summer: Grade level conditions generally conducive for passive use
- Winter: Grade level conditions comfortable for transit around the site

Traffic Impact Statement:

- Less than 40 vehicle trips per hour
- Negligible impact to the street system

Heritage Impact Statement:

- New development proposed in the most appropriate manner to minimize the impact on both heritage buildings
- Conservation guided by Standards and Guidelines for the Conservation of Historic Places in Canada.

HERITAGE CONSERVATION

86 OCHTERLONEY



Historic Name: George and Mary Shiels Residence

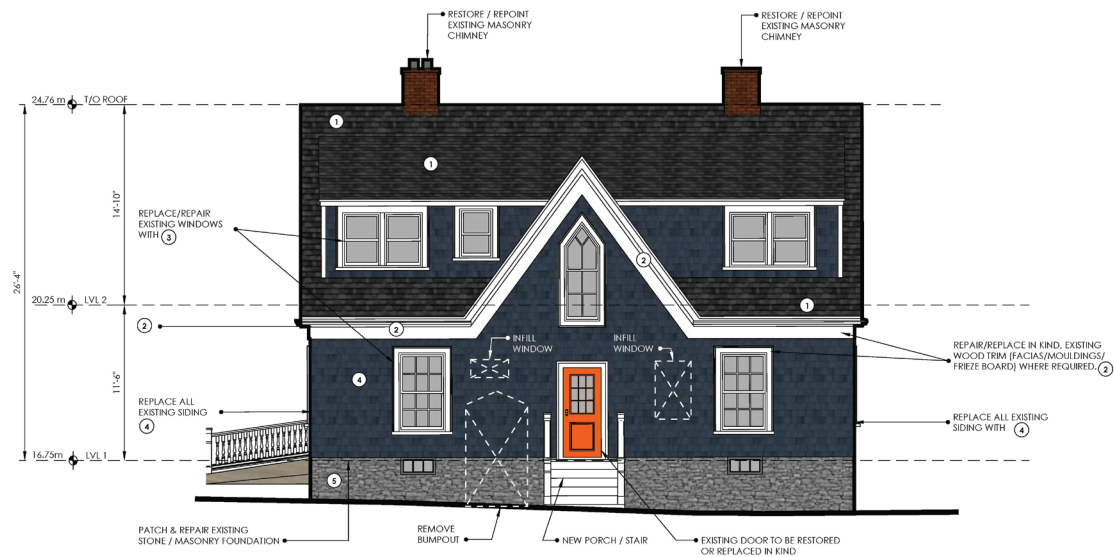
Original Owner: George Shiels

Date of Construction: 1863

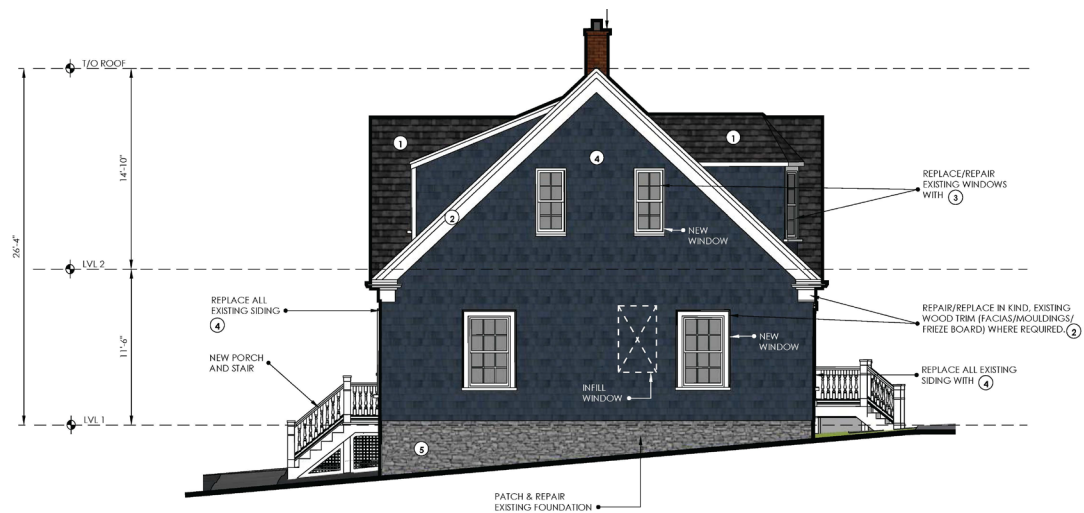
Status: Registered heritage building



NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION



EAST ELEVATION



WEST ELEVATION

61 QUEEN STREET



Original Owner: Arthur Johnston

Date Of Construction: 1899

Architect: Unknown

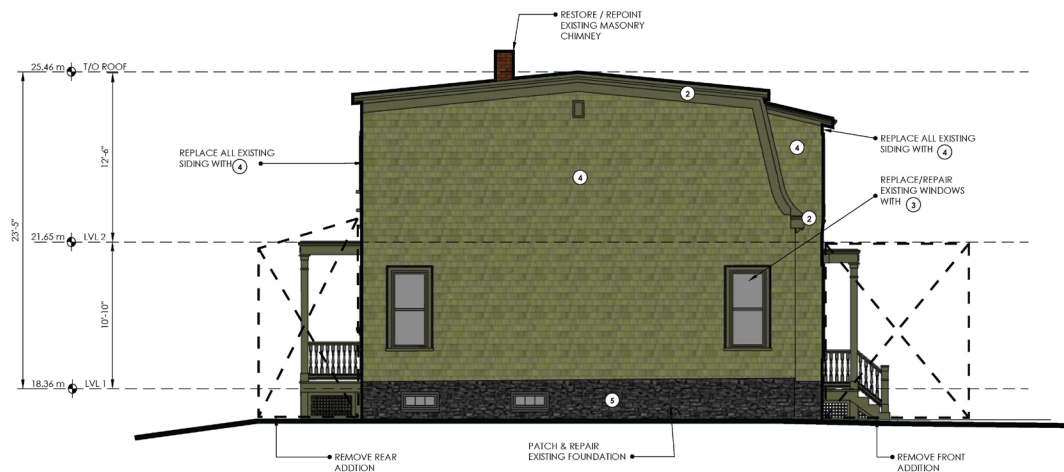
Builder: E.C. Bauld



NORTH (FRONT) ELEVATION



SOUTH (REAR) ELEVATION



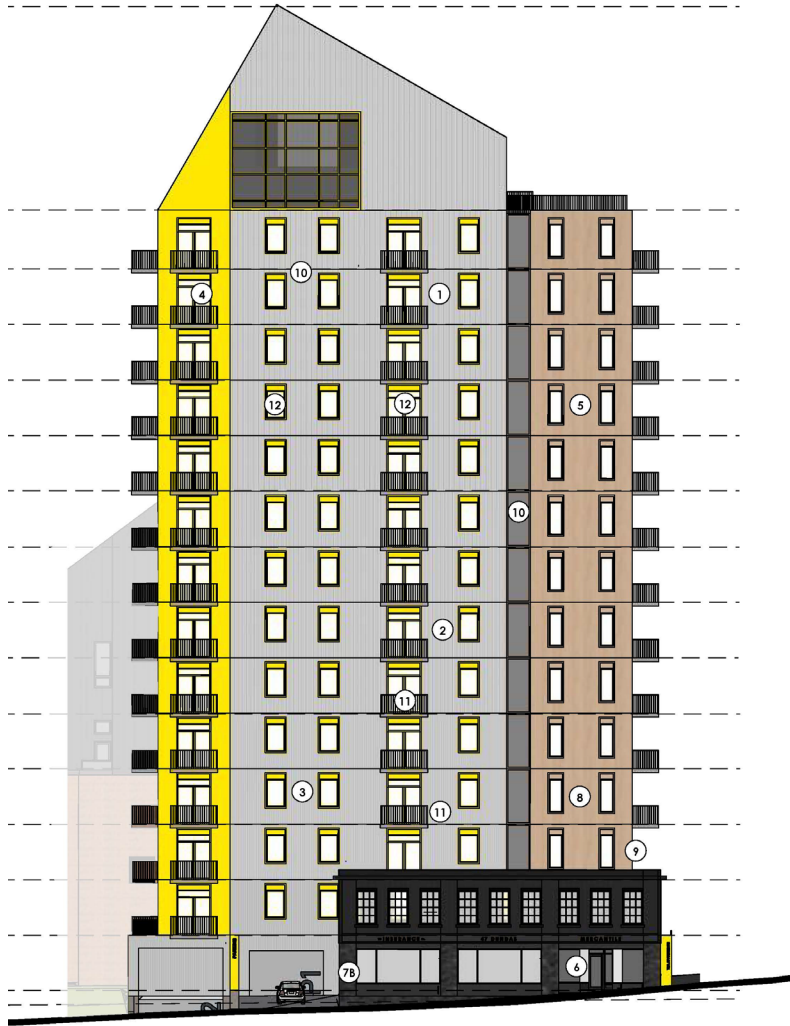
EAST ELEVATION



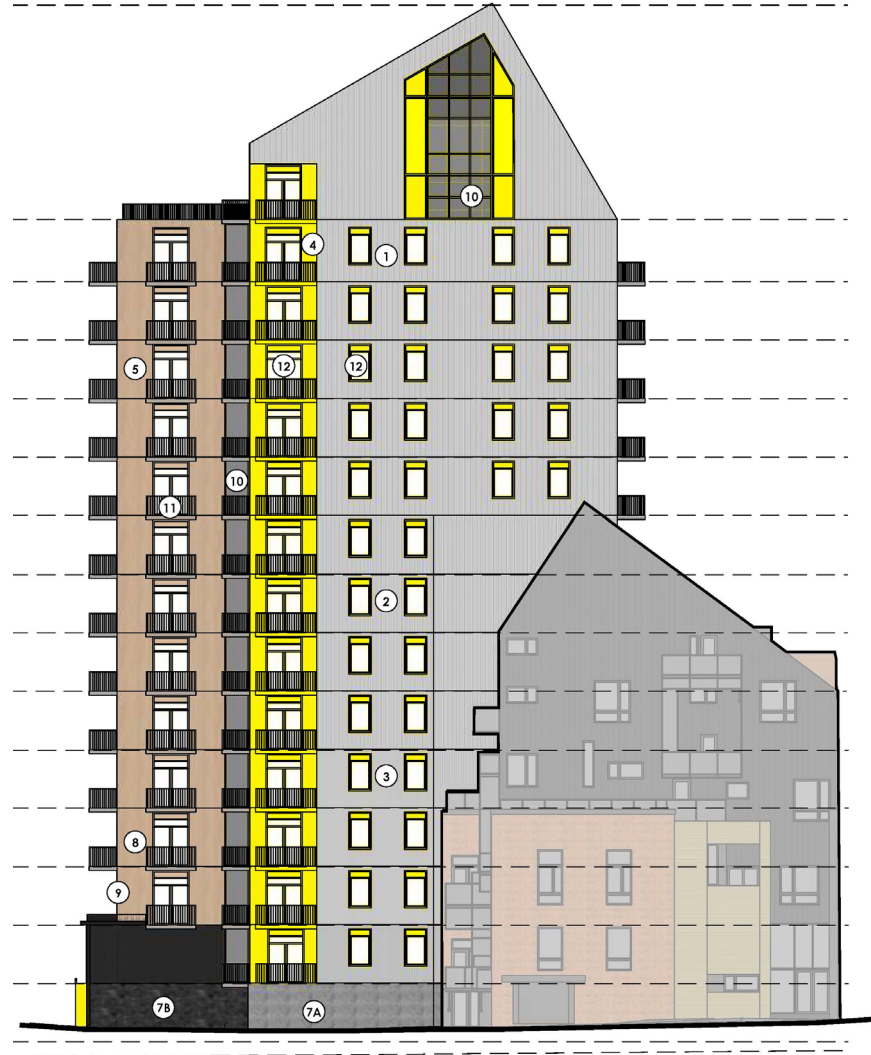
WEST ELEVATION



NEW BUILD



North elevation (front)



South elevation (rear)



West elevation



East elevation





PARKADE ENTRANCE

SUMMARY

- 1 Significant density in the Regional Centre
- 2 Continued use of Dartmouth's built heritage
- 3 Redevelopment of surface parking
- 4 Heritage sensitive design of new construction

DUNDAS & OCHTERLONEY

SIDEWALK

connor@zzap.ca
902-266-5481



zzap.ca | architecture + planning